

**EUCALYPTUS GROVE OWNERS ASSOCIATION**  
**BOARD OF DIRECTORS MEETING**  
**June 11, 2020 (6PM)**  
**Meeting via Zoom.com**  
**(Subject to Board's Approval)**

**Board members present:** Craig Nicholson, Chris Hall, Howard Lange, Colin Smith, Joe Mora.  
**Homeowners present:** Chris Brocco Unit 221, David Burroughs Unit 105, Matt Mora Unit 334.  
**Management:** James Nguyen of Bartlein & Company, Inc.  
**Scribe:** Matt Mora  
**Call to Order:** Meeting called to order at 6:01PM

**Brocco Unit 221:** Interested in replacing 3 windows and sliding glass door. Will match existing grid for windows and solid glass for sliders all in white trim. Chris motioned to accept request Howard seconded. Unanimously approved.

**Burrough Unit 105:** Would like to install trellis around floor level patio. Chris motioned to put David on the agenda, Colin seconded. Unanimous. Colin moved to accept his request as long as he uses standard plan and stays within the footprint of the patio. Joe seconded. Unanimously approved.

**Mora Unit 334:** Wants to replace front door and screen with approved style door. Colin moved to approve front door and screen, Howard seconded. Unanimously approved.

**Approval of Prior Meeting Minutes:** Joe motions to approve with revision (trespassing guest from Unit 346 not 347). Chris seconded. Unanimous.

**Treasurer's Report**

	<b>May 2020</b>	<b>YTD</b>
Total Income	\$66,287.00	\$332,878.03
Op. Expenses	20,427.60	142,103.77
Reserve Expenditures	76,537.14	344,893.17
Total Expenditures	96,964.74	486,996.94
Trans to Op Reserve	2,117.93	46,696.56
Trans from Op Reserve	0.00	14,148.00
Transfer to Reserve	27,204.33	136,021.65
Transfer from Reserve	60,000.00	250,000.00
Balance in Savings	\$2,510,093.88	
Due from Unit Owners	\$4,820.12	
Total Assets	\$2,519,914.00	

Operating Expenses are about 13%+ below on cash basis.

Treasurer's Report unanimously accepted Joe moved to approve the Treasurers report and confirm the board has reviewed all financial information each month as required by Civil Code Section 5500 including but not limited to, the association's check register, monthly general ledger, and delinquent assessment receivable reports. Furthermore, as required by Civil Code

Section 5380, the Board has approved all transfers of funds to and from the Associations bank accounts, and has approved any two authorized signers on the Association's bank accounts to transfer funds from reserves in an amount necessary to pay for expenditures. Chris seconded. Unanimously approved.

**Landscape:** 7634 branch fell and removed. Creek planting still in progress. 7606 mainline repaired, handicapped parking sign installed. Many large lamp post lights out maybe get replacement bid? James will check if that's possible to just replace the heads (lamp & globe).

**Vendors:** Thanks to Matt for repairing bathroom seat at the pool area. Tropical pools fixing the spa heater. Rich found sleeping in the pool area again, Craig now has authority letter with the Sherriff Department to make arrest.

### **Old Business:**

- a. Updating Governing Docs: Board discussed rentals and issues with attorney, will have a special meeting to discuss rentals Wednesday June, 17<sup>th</sup> at 3:00pm, by Bldg 7610.
- b. 7632- Foundation work: can't enter units because of COVID-19.
- c. Sidewalk repair/replacement Siding or dry rot repairs: In progress. 7628 complete. Colin moved to approve payment for \$9,380.00 to Affordable Painting for wood repair and painting. Joe seconded. Unanimously approved. Affordable moving on to 7640 and 7638.
- d. Carport fascias: Almost complete. Work tabled because of COVID 19. Many people are still home. Need carports to be empty.
- e. Gym: Bid from Ashley Vance for \$1,500 plus hourly rate for structural engineer. Joe moved to approve, Howard seconded, Chris abstained. Passed. Colin motioned to approve Studio 1030 Architects contract Joe seconded, Chris abstained. Passed.
- f. #217- front of vehicle: Grove HOA doesn't cover personal property, park at your own risk. Chris moved to deny request to reimburse for damage. Howard seconded. Unanimously approved.
- g. #107- sewer line under living room: will have to periodically de root.
- h. Violations from walk around: Colin and Craig still need to meet about it.
- i. Handicapped parking space by car wash area (#219): conversion all done.
- j. Fence: Add 2 more podacarpus.
- k. Gutter Guard at 7620: Installation planned for next Thursday.
- l. GWD to sealcoat asphalt by 7636 carports: TBD.

### **New Business**

- a. Reopening facilities COVID 19 issues: reopen according to county guidelines with restrictions (waivers & signup).
- b. #221 window and slider: see owner request.
- c. #334 front door: see owner request.
- d. Recording Liens: None

**Next Meeting 7/9/20** at 6PM, via zoom. Meeting adjourned at 7:45PM

Submitted by: Matt Mora